

CEREL-DRUKER REDEVELOPMENT CORPORATION, a duly organized and existing Massachusetts corporation with its usual and principal place of business in Boston, Suffolk County, Commonwealth of Massachusetts, in consideration of One dollar (\$1.00) and other good and valuable consideration, grants to CD BUILDING CORPORATION, a duly organized and existing Massachusetts corporation with its usual and principal place of business in said Boston, with quitclaim covenants the following described land:

The following parcel of land situated on or near Harrison Avenue, Troy Street, Washington Street and Asylum Street in said Boston as shown on a plan entitled "Urban Renewal Division, Boston Housing Authority, New York Streets Project, UR Mass. 2-1, Land Disposition Plan" by Hayden, Harding and Buchanan, Inc., Consulting Engineers, Boston 35, Massachusetts, dated March 6, 1957, Revisions June 26, 1957, recorded in the Suffolk Registry of Deeds, Book 7263, Page 345. Said parcel is more particularly bounded and described as follows:

The SECOND parcel, being shown as Parcel No. 2 on said plan, is bounded and described as follows:

NORTHWESTERLY	by Washington Street, two hundred twenty-one and 34/100 feet;
NORTHERLY	by the curved intersection of Washington Street and Asylum Street, twenty-nine and 10/100 feet;
NORTHEASTERLY	by Asylum Street, two hundred fifty-three and 42/100 feet;
EASTERLY	by the curved intersection of Asylum Street and Harrison Avenue, thirty-one and 01/100 feet;
SOUTHEASTERLY	by Harrison Avenue, two hundred sixty-seven and 80/100 feet;
SOUTHERLY	by the curved intersection of Harrison Avenue and Troy Street, thirty-five and 16/100 feet; and
SOUTHWESTERLY	by Troy Street, two hundred eighty-eight and 45/100 feet.

Said parcel contains, according to said plan, 87,683.36 square feet. There is hereby conveyed all of the grantor's interest in and to the fee and soil of those portions of said Washington Street, Asylum Street, Harrison Avenue and Troy Street adjoining said Parcel No. 2 to the center lines of said streets and avenue.

Or however otherwise said parcel may be bounded or described and be all or any of said measurements or contents more or less, being a portion of the premises acquired by the grantor by a deed from the Boston Redevelopment Authority, dated December 26, 1957, and recorded in Book 7285 at Page 21 in said Suffolk Registry of Deeds.

Portions of the above-described premises are registered land and are described, together with other lands not hereby conveyed, in Certificate of Title No. 63248 in the Suffolk Registry District.

The grantee, its successors and assigns covenant to devote the property herein conveyed to the use as specified in Section 26 LL of Chapter 121 of the Massachusetts General Laws and in the Land Assembly and Redevelopment Plan prepared by the Boston Housing Authority recorded at the Suffolk Registry of Deeds, Book 7244, Page 18, in accordance with the controls, restrictions and standards of development outlined in said plan. This covenant shall run with the land and shall be effective for a period of forty (40) years.

The grantee, its successors and assigns and lessees shall not effect or execute any covenant, agreement, lease, conveyance or other instrument whereby the property herein conveyed or any part thereof is restricted upon the basis of race, creed or color in the sale, lease or occupancy thereof. This covenant shall run with the land.

The within conveyance is made subject to the terms and conditions contained in an agreement dated May 15, 1957, between the Cerel-Druker Redevelopment Corporation and the Boston Housing Authority which shall survive the delivery of this deed and which the grantee hereby assumes; provided, however, that the recording in the Suffolk Registry of Deeds of

a certificate of completion or satisfaction executed by the Boston Redevelopment Authority, its successors or assigns shall be a conclusive determination of satisfactory completion by Cerel-Druker Redevelopment Corporation of all undertakings by it under said agreement as to the portion of the land herein conveyed described in such certificate; thereafter Cerel-Druker Redevelopment Corporation, CD Building Corporation and their successors and assigns shall be relieved of all further obligations, restrictions, terms and conditions contained in said agreement as to the portion of the land described in such certificate, excepting only such restrictions and covenants set forth in the within deed and described as intended to run with the land.

This conveyance is made subject to real estate taxes for the current year and for the year 1958.

WITNESS the execution hereof in duplicate under seal this day
of , 1959.

CEREL-DRUKER REDEVELOPMENT CORPORATION
By:

Treasurer

CD BUILDING CORPORATION
By:

Treasurer

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

Boston,

, 1959

Then personally appeared Bertram A. Druker, the duly authorized Treasurer of Cerel-Druker Redevelopment Corporation, and acknowledged the foregoing instrument to be the free act and deed of said Cerel-Druker Redevelopment Corporation,

Before me,

Notary Public

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

Boston,

, 1959

Then personally appeared Bertram A. Druker, the duly authorized Treasurer of CD Building Corporation, and acknowledged the foregoing instrument to be the free act and deed of said CD Building Corporation,

Before me,

Notary Public